



**Indicative Selling Price**  
\$259,000

**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 752 sqm  
[Agent Comments](#)

## Comparable Properties

### 98 Ziegler Pde ALLANSFORD 3277 (VG)

[Agent Comments](#)



**Price:** \$288,500  
**Method:** Sale  
**Date:** 22/06/2015  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 931 sqm

### 37 Clarke St ALLANSFORD 3277 (VG)

[Agent Comments](#)



**Price:** \$260,000  
**Method:** Sale  
**Date:** 03/03/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 787 sqm

### 18 Frank St ALLANSFORD 3277 (VG)

[Agent Comments](#)



**Price:** \$235,000  
**Method:** Sale  
**Date:** 16/09/2016  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 992 sqm

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

2 Grauers Road, Allansford Vic 3277

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$259,000

#### Median sale price

Median price

House

X

Suburb or locality

Allansford

Period - From

to

Source REIV

#### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
98 Ziegler Pde ALLANSFORD 3277	\$288,500	22/06/2015
37 Clarke St ALLANSFORD 3277	\$260,000	03/03/2017
18 Frank St ALLANSFORD 3277	\$235,000	16/09/2016